Extra No. 396

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The Gujarat Government Gazette

EXTRAORDINARY

PUBLISHED BY AUTHORITY

Vol. LXVI] **THURSDAY, JULY 31, 2025 / SRAVANA 9, 1947**

Separate paging is given to this Part in order that it may be filed as a Separate Compilation.

PART IV-B

Rules and Orders (Other than those published in Parts I, I-A, and I-L) made by the Government of Gujarat under the Gujarat Acts

URBAN DEVELOPMENT AND URBAN HOUSING DEPARTMENT

NOTIFICATION

Sachivalaya, Gandhinagar**,** 31st July, 2025

THE GUJARAT TOWN PLANNING AND URBAN DEVELOPMENT ACT, 1976

No. GH/V/278 of 2025/UDUHD/TPS/e-File/18/2023/10827/L: WHEREAS, under Government Notification, Urban Development and Urban Housing Department No. 107 of 2021/TPS-112020-3563-L, dated 13.12.2021 the Government of Gujarat, in exercise of the powers conferred by section 48(2) of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No. 27 of 1976) (hereinafter referred to as "the said Act") sanctioned the Draft Town Planning Scheme No. 124/C (Naroda) (hereinafter referred to as "the said Draft Scheme") submitted by the Ahmedabad Municipal Corporation, Ahmedabad (hereinafter referred to as "the said Authority");

AND WHEREAS, in exercise of the powers conferred by section 50 of the said Act, the Government of Gujarat appointed the Town Planning Officer for finalizing the said Draft Scheme;

AND WHEREAS, the Town Planning Officer has submitted, to the Government of Gujarat, the Preliminary Town Planning Scheme No. 124/C (Naroda) (hereinafter referred to as "the said Preliminary Scheme") as required under section 52(2) and section 64 of the said Act;

NOW THEREFORE, in exercise of the powers conferred by section-65 of the said Act, the Government of Gujarat hereby: -

(a) Sanction the said Preliminary Scheme with modifications enumerated in schedule appended hereto;

(b) State that the said preliminary scheme shall be kept open for the inspection of the public, at the office of the said Authority, during office hours on working days;

(c) Fix the date of this notification as the date for the purpose of clause (b) of sub-section (2) of the section 65.

SCHEDULE

1. The condition "જમીન માલિકો દ્વારા જ્યારે રીડેવલપમેન્ટ કરવામાં આવે ત્યારે અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ મૂળખંડના ક્ષેત્રફળમાં ૪૦% કપાત મુજબ કપાત થતી જમીન સત્તામંડળને આપવાની રહેશે." is replaced by the condition "સદર મૂળખંડની સામે ફાળવેલ અંતિમખંડ/બિલ્ડીંગ યુનિટમાં રીડેવલોપમેન્ટ કરવામાં આવે ત્યારે યોજનામાં અપનાવેલ અન્ય ખુલ્લી જમીનના કપાતના ધોરણ મુજબ કપાત કરી, કપાત થતી જમીન સત્તામંડળને સુપ્રત કરવાની રહેશે. (નોંધ: હયાત બાંધકામના સુધારા/વધારામાં આ શરત લાગુ પડશે નહી.)" in Case No. 3, 6, 8, 9, 10, 11, 12, 13, 14, 15, 17, 18, 19+20, 21, 22, 25, 26 and 27, in remarks column of redistribution statement.

2. The condition "અંતિમખંડમાં જમીનમાલિકોનાં હક્ક-હિસ્સા તેમની મૂળખંડમાંની જમીનમાંનાં હક્ક-હિસ્સાનાં પ્રમાણમાં રહેશે." is added in Case No. 6, 8, 10, 11 and 21, in remarks column of redistribution statement.

3. The Final Plot No. 35+36 (સામાજિક માળખાગત સુવિધા માટે (પાર્કિંગ)) admeasuring 17425 sq.mtr. is deleted and this is merged with the area of Final Plot No. (16+19/3)/1, as shown in the accompanying plan and the redistribution statement.

4. The Development Control Regulations at Page No. 50 of the Scheme Book is replaced by "સરકારશ્રીના તા.૧૨.૧૦.૨૦૧૭ ના જાહેરનામાંથી મંજૂર થયેલ મંજૂર/અમલી કરાયેલ સંકલિત સામાન્ય વિકાસ નિયંત્રણ વિનિયમો (CGDCR-2017) યોજનામાં વિકાસ માટે લાગુ પડશે."

5. The purpose of the Final Plot No. 33 (સામાજિક માળખાગત સુવિધા માટે), as shown in the redistribution statement, is modified as Final Plot No. 33 (અર્બન ફોરેસ્ટ), as shown in the accompanying plan and the redistribution statement.

6. The 7.50 mtr., 12.0 mtr. and 18.0 mtr. wide Reserve Road Line (RRL) shown in blue color in the accompanying plan, passing through Final Plot No. 15, Final Plot No. 8, 14 and Final Plot No. 8, 15, 24, 17/1, 17/2, 17/3, 12/1, 12/2, 12/3, and 12/4 respectively, shall be implemented at the time of redevelopment of the above mentioned Final Plots, as shown in in the accompanying plan.

7. The condition "For the Reserve Road Line proposed, the area under Reserve Road Line shall be considered as an aggregate deduction at the time of redevelopment." is added in Case No. 8, 12, 14, 15, 17 and 25, in remarks column of redistribution statement.

Preliminary Scheme document, maps, redistribution statement shall be modified according to above.

By order and in the name of the Governor of Gujarat,

PRAKASH DUTTA,

Officer on Special Duty & Ex-Officio
Joint Secretary to Government.

Signature Not Verified
Signed by:BHOLUSINGH G THAKUR
Date: 2025.08.04 16:39:52 +05:30
Reason: Validate Document
Location: Government Central Press, Gandhinagar